

126.0

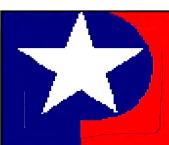
0006

0007.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED: 1,117,000 / 1,117,000  
USE VALUE: 1,117,000 / 1,117,000  
ASSESSED: 1,117,000 / 1,117,000
**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		FIELD RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: PACO REALTY CORP

Owner 2:

Owner 3:

Street 1: 90 CLARENDON AVENUE

Street 2:

Twn/City: SOMERVILLE

St/Prov: MA	Cntry	Own Occ: N
Postal: 02144		Type:

## PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

## NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2584 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7000		Sq. Ft.	Site		0	90.	0.90	10									567,000						567,000	

## IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							7000.000		544,900		5,100		567,000		1,117,000						81324	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					04/13/18	

## USER DEFINED

Prior Id # 1:	81324
Prior Id # 2:	
Prior Id # 3:	
Date:	12/30/21
Time:	09:36:24
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date:	04/24/18
Time:	09:54:16
ekelly	
9783	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr		Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV		544,900	5100	7,000.	567,000	1,117,000		Year end	12/23/2021
2021	104	FV		519,600	5100	7,000.	567,000	1,091,700		Year End Roll	12/10/2020
2020	104	FV		519,600	5100	7,000.	567,000	1,091,700	1,091,700	Year End Roll	12/18/2019
2019	104	FV		384,100	5100	7,000.	598,500	987,700	987,700	Year End Roll	1/3/2019
2018	104	FV		396,400	5100	7,000.	441,000	842,500	842,500	Year End Roll	12/20/2017
2017	104	FV		370,900	5100	7,000.	422,100	798,100	798,100	Year End Roll	1/3/2017
2016	104	FV		370,900	5100	7,000.	390,600	766,600	766,600	Year End	1/4/2016
2015	104	FV		328,800	5100	7,000.	327,600	661,500	661,500	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CACCIOLA DAVID	28868-199		7/23/1998	Family		1	No	No	F

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/27/1999	221	Manual	7,400				REROOF	

## ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2018	MEAS&NOTICE	CC	Chris C
2/21/2009	Measured	372	PATRIOT
11/17/1999	Mailer Sent		
11/3/1999	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

**EXTERIOR INFORMATION**

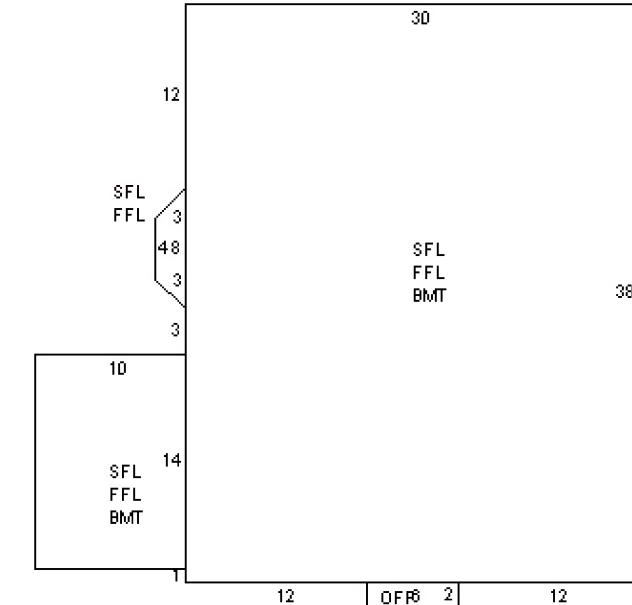
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	CREAM
View / Desir:	

**BATH FEATURES**

Full Bath	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1925
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 50%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond: GD - Good

18. %

Functional: %

Economic: %

Special: %

Override: %

Total: 18.6 %

**CALC SUMMARY**

Basic \$ / SQ: 180.00

Size Adj.: 1.05634665

Const Adj.: 0.99485052

Adj \$ / SQ: 189.163

Other Features: 107500

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 669462

Depreciation: 124520

Depreciated Total: 544942

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	189.16	
Special Features:	0	Val/Su Net:	140.58	
Final Total:	544900	Val/Su SzAd:	210.87	

**PARCEL ID**

126.0-0006-0007.0

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100

More: N

Total Yard Items:

5,100

Total Special Features:

Total:

5,100

**IMAGE****AssessPro Patriot Properties, Inc**